28 School Road, Karragullen

Stunning Hills Home with Large Workshop

Set on approximately 2,280sqm and embraced by natural surrounds, this beautifully presented four bedroom two bathroom residence offers a rare blend of privacy, space and modern comfort. Tucked behind a screen of mature trees, the home feels wonderfully secluded, giving you the sense of living among the hills while still being moments from local conveniences.

A sweeping arched driveway welcomes you, designed for effortless access and ideal for larger vehicles. It leads directly to the impressive near new approx 12m x 7.6m workshop, complete with a mezzanine level and three bays beneath, delivering around 94sqm of versatile space. With 24 solar panels and a 20kW battery system, the property is also geared for energy efficiency, keeping running costs low.

The home's exterior is neat and contemporary, featuring exposed aggregate pathway and low maintenance synthetic lawn. Inside, polished floorboards flow through the living areas, setting a warm and inviting tone. To one side of the entry sits a sunken lounge currently used as a theatre room spacious, comfortable and perfect for unwinding. Opposite is a generous bedroom, now functioning as a home office, complete with its own split system air conditioner.

4 2 2

FOR SALE
From $1,290,000

AGENTS

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The laundry offers exceptional practicality with room for multiple appliances and even a plumbed in dishwasher. Across the hall, the main bathroom has been stylishly updated with floor to ceiling tiles, twin sinks set into a stone topped vanity, and a shower positioned over the bathtub with sleek black tapware.

The heart of the home is the expansive open plan living and dining area, enhanced by a large split system air conditioner and a cosy combustion fireplace for winter nights. Overlooking this space is a chef's kitchen designed to impress, featuring three stone wrapped benches including a breakfast bar, abundant cabinetry, twin 600mm ovens, a large gas cooktop and a walk in pantry. Adjacent sits a generous games room behind twin barn doors, easily accommodating a pool table and additional furnishings.

The left wing of the home hosts the luxurious master suite, offering room for a super king bed, a serene outlook to the national park, a split system air conditioner, a large walk in robe and an upgraded ensuite with a spacious vanity, glass panelled shower and WC. Two further double sized bedrooms occupy this side of the home, both with floor to ceiling built in robes and one with its own split system air conditioner.

At the rear, a substantial gabled patio stretches almost the full width of the home. Whether hosting family gatherings or simply enjoying the tranquillity, the backdrop of the state forest enhances the feeling of living amongst the trees.

The property also includes a large approx 90,000 litre water tank plus a smaller secondary tank, both fed from the house and shed gutters and filtered through a triple stage system before entering the home.

Positioned in the heart of Karragullen, the home is just a short stroll to the local sports oval and around 20 minutes in either direction to the Kalamunda and Armadale shopping precincts.

Homes of this calibre and scale are seldom available in today's market. For further information, contact Brian on 0438 333 341.

- * Please note the Aerial Photo is for illustration purposes showing approximate boundaries.

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MORE DETAILS

Property ID	9MSHA2
Property Type	House
Land Area	2280 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Solar Panels
	Water Tank

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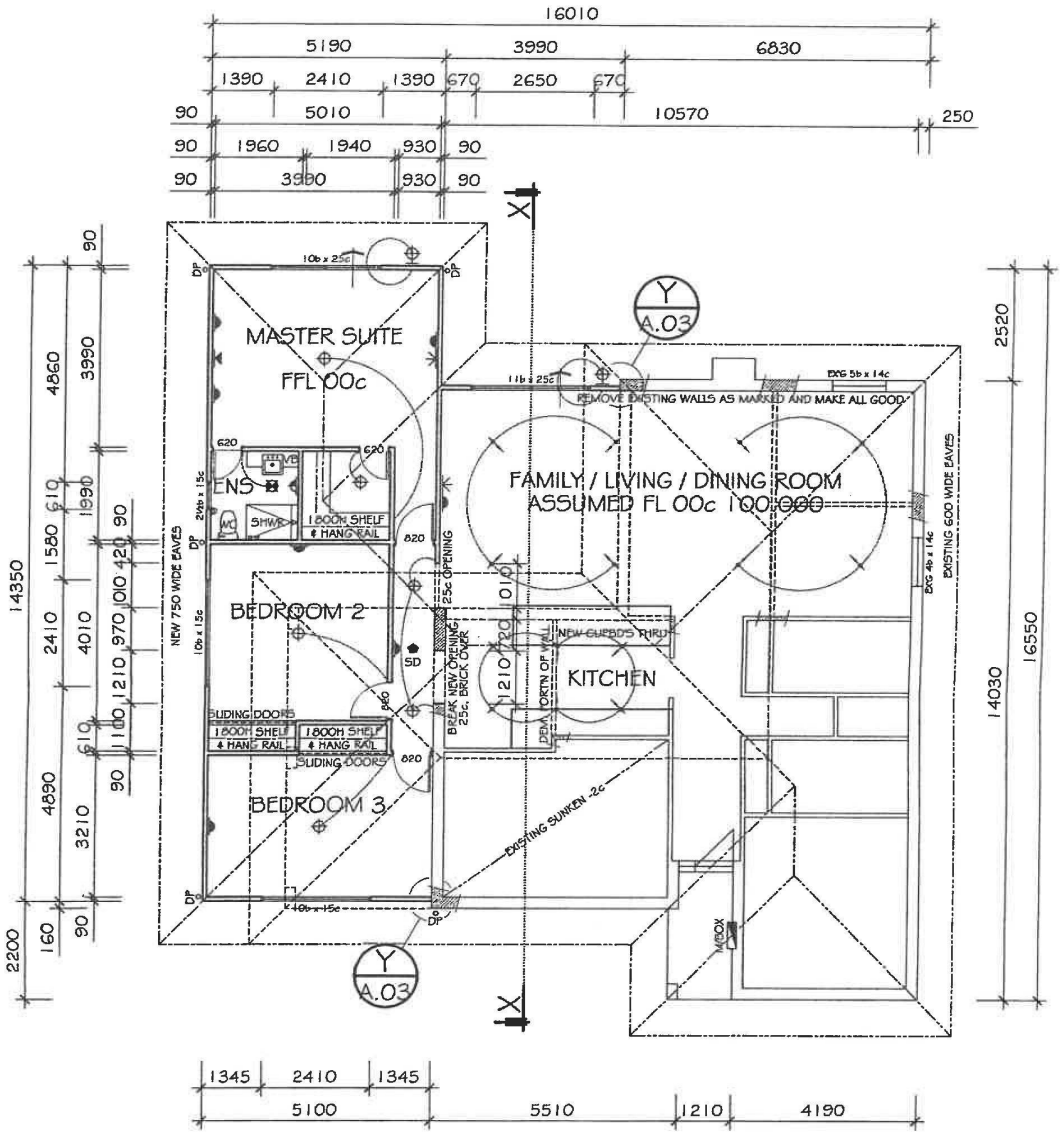

City of Armadale
DEVELOPMENT SERVICES
14 MAY 2015 13 847

NOTE :
IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO ENSURE ALL DIMENSIONS ARE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.

28 SCHOOL ROAD KARRAGULLEN

DESCRIPTION
FLOOR PLAN

SCALE 1 : 100
DATE NOV 2012
DRAWING NUMBER A.02

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